



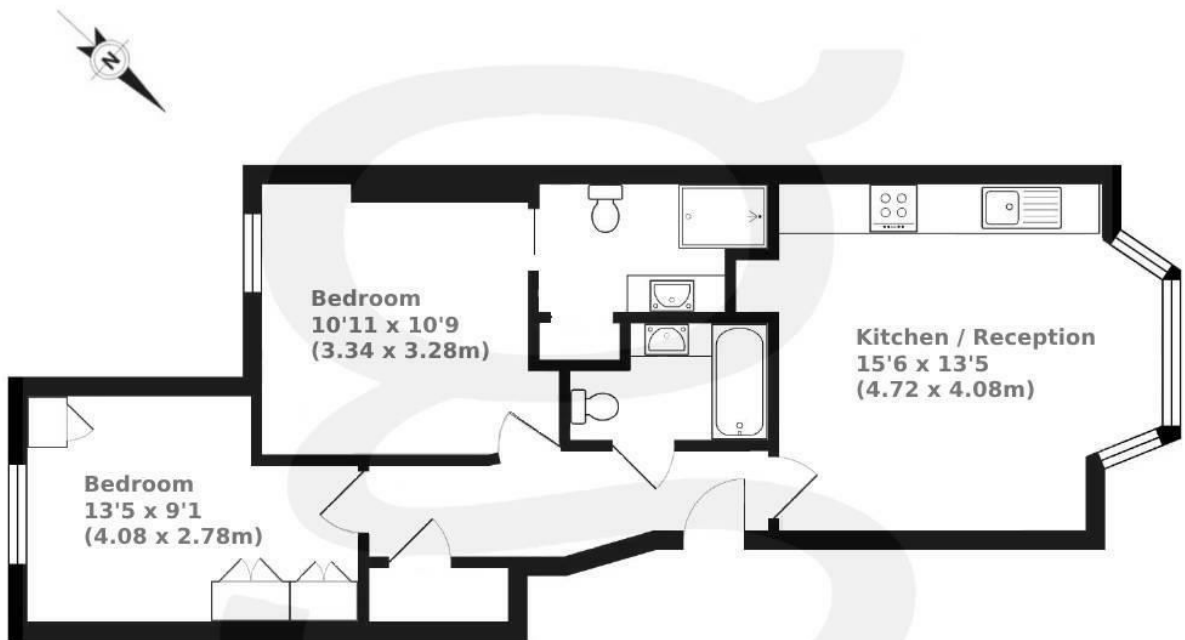
## Belgrave Gardens, St Johns Wood NW8 £675,000 Subject to contract

Interior designed and arranged on the Raised Ground Floor with high ceilings and a large bay window.

2 double bedroom and 2 bathroom, this stunning, newly refurbished apartment comprises a bright reception to the front aspect with large sash windows, wooden floors and high ceilings, a contemporary kitchen with all appliances, two double bedrooms one large bathroom, and an en-suite.

Belgrave Gardens is ideally locate just off Abbey Road with easy access to London West End, Regents Park and the numerous transport, travel links and restaurants the area has to offer.





**RAISED GROUND FLOOR**

**GROSS INTERNAL FLOOR AREA 620ft<sup>2</sup>/ 57.6m<sup>2</sup>**

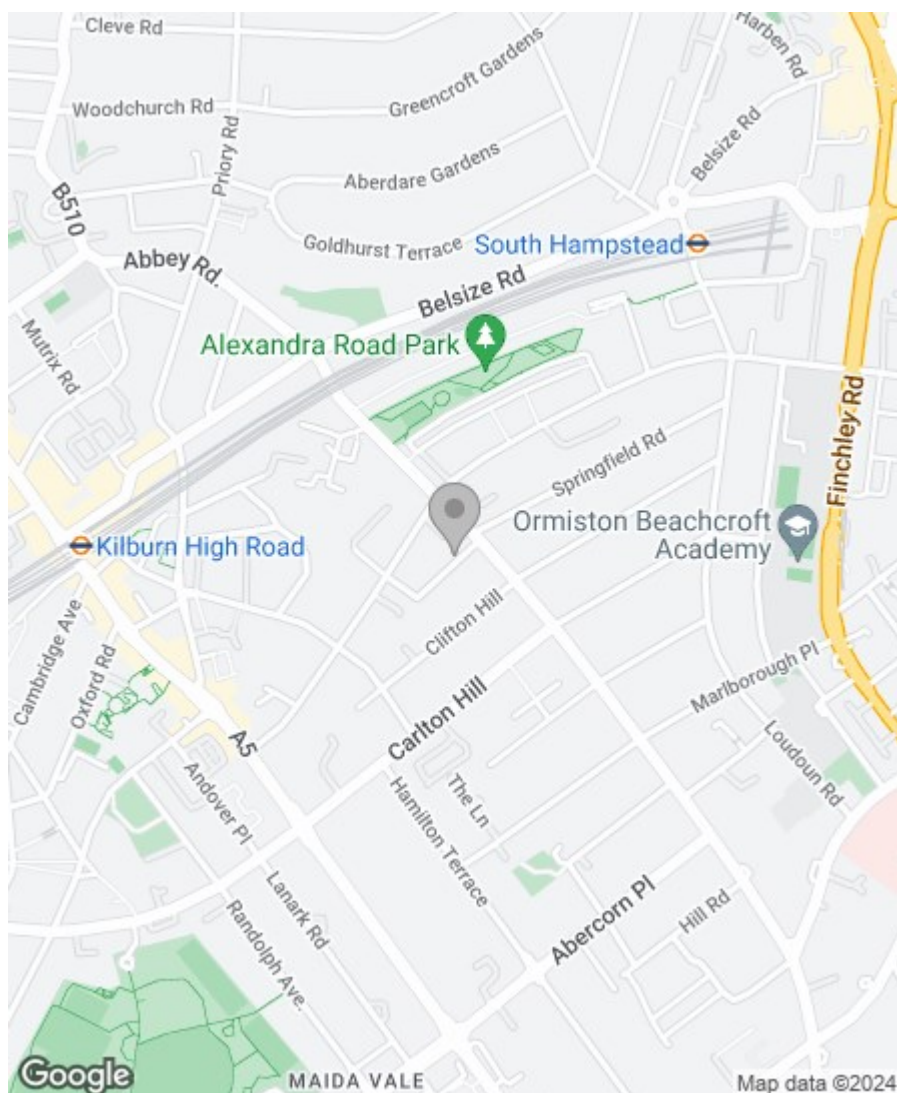
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.

## Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £675,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	£0
Service Charge	£1,300 pa
Term	Leasehold - 120 Years remaining

## Key Features

- 2 Bedrooms
- 2 Bathroom
- High Ceilings
- Period Conversion
- Wooden Floors
- Great Location
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

